

RUMSON PLANNING BOARD

APRIL 13, 2015

MINUTES

Chairman Lospinuso called the regular meeting to order at 7:30 p.m. with the Pledge of Allegiance. The Roll was called with the following members present: Lospinuso, Casazza, Shanley, Rubin, Clark, White, Gaynor, Ekdahl, Williams Baret. Also present: Michael Steib (Board Attorney), Fred Andre (Zoning Officer), Thomas Neff (T&M Assoc.), State Shorthand Services.

Approval of Minutes

January 5, 2015

Mr. Shanley moved to approve the minutes from the January meeting, and Chairman Lospinuso seconded.

Roll Call Vote: Ayes (Eligible) – Lospinuso, Rubin, Clark, Baret, Shanley, Williams Casazza

Nays – None

Motion carried.

March 2, 2015

Mr. Shanley moved to approve the minutes from the March meeting, and Mr. Casazza seconded.

Roll Call Vote: Ayes (Eligible) – Rubin, Baret, Shanley, Williams, Casazza

Nays – None

Motion carried.

Introduction and Adoption of the Master Plan Examination Report and Amendments and Flood Plain Master Plan

Martin Truscott, T&M Assoc., and Tom Rogers, Borough Administer, were both present to explain the current changes.

Mr. Steib has reviewed the notices, and the Board has jurisdiction to consider this matter.

Martin Truscott was sworn in by Mr. Steib. He stated they have reviewed the amendments discussed at the last meeting, and he described some changes, based on the Board's comments at that meeting – most of which were not significant:

- West Park area – the language included in the original Master Plan amendments will remain, and there will be no new re-zoning of this area;
- Affordable housing – the Supreme Court decision on affordable housing changed the playing field in terms of what will be happening. The borough housing element in the Master Plan will include ways for the borough to act on this.

These are the basic changes from the document seen last month. He explained that the re-examination is a way to keep the Master Plan current as to land use planning, etc. Within the re-examination document, recommendations were included regarding development regulations, land use, flood plain management and mapping, etc. A borough bike plan was also included. Storm Water Management amended recommendations encouraged green infrastructure and building techniques.

Chairman Lospinuso asked about installing generators at key facilities and what examples they had in mind. Mr. Rogers responded that the borough received a grant to add four more generators to the pump stations in the borough. Also, a resident donated another generator.

Ms. Baret asked about erosion setbacks and how they decided these issues. Mr. Truscott said this is an item that they did not actually recommend as an action item, but something to keep in mind.

Chairman Lospinuso noted that Super Storm Sandy was a major storm and asked if they thought the borough was better prepared since that time. Mr. Rogers said the entire borough is in a better position, especially since they received the grants. They have also invested in other plans to better prepare the town and put them in a much stronger position from any future storms of this magnitude. The grant money of \$300,000 received put the borough ahead of many other communities and was a huge plus for the town. He noted the tremendous help the subcommittee provided with their recommendations and plans. Mayor Ekdahl also noted that the town procured many items from Army surplus to help the town with their emergency planning needs – all at no cost to the borough.

Tom Neff, T&M Assoc., was sworn in by Mr. Steib and stated that they received a separate grant for the flood management plan, and they looked at the areas impacted by the storms. They set goals and an action plan for the town to move forward. Many basic items, such as cleaning storm drains, and other larger ones, such as putting in a boat ramp and other drainage improvements, GIS systems, and public outreach recommendations were also included. They also looked at other ordinance recommendations regarding flood management. They made recommendations for the grading plan ordinance to prevent impact on adjoining properties. Recommendations on how to keep the plan moving forward were included in the report.

The CRS policy was reviewed by Mr. Rogers and Mr. Neff.

There were no additional questions or comments from the Board. Chairman Lospinuso opened the meeting to questions and comments from the public.

Richard Jones, 37 Navasink Ave., was sworn in and thanked the Planning Board and committee members for the work they have done on the Master Plan and Re-examination and Flood Plain Management Plan. He appreciated the fact that these reports were made available on the borough web site before this meeting, which he felt was an improvement over the prior Master Plan document availability. He said it would be helpful if they made the 2012 information available in the same manner.

Mr. Jones asked a question regarding the Flood Plain Management Plan, asking for clarification regarding a portion of the plan dealing with runoff. Mr. Neff explained that elevated homes many times call for additional fill, and this plan now says you cannot raise your house and impede the flow of water or you may need to provide some sort of outlet. Mr. Casazza noted that the Board and committees spent a considerable amount of time addressing these drainage issues. Mr. Jones further questioned this item in the plan, and Councilman Rubin said the Board is trying to improve the plan going forward to make sure they learn from past issues and mistakes to make sure drainage issues do not happen again.

Chairman Lospinuso asked Mr. Jones if he had a question or complaint about a specific occurrence in the past. Mr. Jones raised hypothetical issues that could pose a problem in this area, and Chairman Lospinuso said the people on the Board and the committees spent many hours working on this issue, intending to improve the plan going forward. He asked Mr. Jones if he had specific language that he would like to suggest be added. Mr. Jones suggested removing some language recently added, feeling that there are ordinances already in place to address these issues. Chairman Lospinuso finds Mr. Jones' comments suggesting mismanagement on the Board's part offensive. Mayor Ekdahl informed the group that in prior council meetings, Mr. Jones was told he needed a professional opinion to address any mismanagement he

felt occurred, and offering his opinion only is not acceptable. If the situation is not to his satisfaction, he should consult a professional who could present their report to the Board and council.

Mr. Jones suggested some other wording changes in the report to the Board. He offered some other suggestions regarding the flood plain management and Master Plan reports. Mr. Casazza again said they are trying to put procedures in place to address current problem issues.

Mr. Jones expressed his agreement with the wording in the Storm Water Management Plan and thanked the Board for their consideration.

There were no other questions or comments from the public.

Mr. Steib has reviewed the documents before the board and advised that the report covers all the items raised by the statutes and can be adopted by the board, unless they have any changes to suggest. Councilman Rubin moved to adopt the reports and approve the plans. Mr. Casazza seconded.

Roll Call Vote: Ayes – Lospinuso, Rubin, Ekdahl, White, Clark, Baret, Shanley, Williams, Gaynor,
Casazza

Nays – None

Motion carried.

Councilman Rubin thanks Tom Rogers for all his efforts, along with Mr. Truscott, Mr. Neff, and Ms. Heard. Also, Chairman Lospinuso thanked Fred Andre for all his efforts and assistance provided to the town and their officials.

At this time, the Board will adjourn into executive session. At the end of this session, and there being no further business, motion was made and seconded to adjourn. Voice Vote: Ayes, unanimous.

The next meeting will be **Monday, May 4, 2015 (7:30 p.m.)**

Respectfully submitted,
Patricia Murphy
Clerk